

**A. CALL TO ORDER BY PRESIDING OFFICER**

**Mayor Bemis** called the meeting of the Gresham City Council to order at 3:00 p.m. on the 15th day of September 2009 in Council Chambers, 1333 NW Eastman Parkway, Gresham, OR.

**COUNCIL PRESENT:**     **MAYOR SHANE BEMIS**  
                              **COUNCIL PRESIDENT DICK STRATHERN**  
                              **COUNCILOR DAVID WIDMARK** (left meeting at 3:20 p.m.)  
                              **COUNCILOR JOSH FUHRER**  
                              **COUNCILOR PAUL WARR-KING**  
                              **COUNCILOR SHIRLEY CRADDICK**  
                              **COUNCILOR CAROL NIELSEN-HOOD**

**COUNCIL ABSENT:**

**MEDIA PRESENT:**     **JIM MAYER, OREGONIAN**

**STAFF PRESENT:**     **JULIE NIEMINSKI, CITY AUDITOR**  
                              **DAVE RIS, CITY ATTORNEY**  
                              **ERIK KVARSTEN, CITY MANAGER**  
                              **ALICE ROUYER, EXECUTIVE MANAGER**  
                              **DEBORAH BOND, FINANCE AND MANAGEMENT DIRECTOR**  
                              **MIKE ABBATE, URBAN DESIGN & PLANNING SVS DIRECTOR**  
                              **DAVE ROUSE, DIRECTOR ENVIRONMENTAL SERVICES**  
                              **JONATHAN HARKER, COMPREHENSIVE PLANNING MANAGER**  
                              **RANDY PADEN, INFORMATION TECHNOLOGY DIRECTOR**  
                              **CRAIG JUNGINGER, POLICE CHIEF**  
                              **SCOTT LEWIS, FIRE CHIEF**  
                              **ERIC CHAMBERS, ASSISTANT TO THE MAYOR**  
                              **RON PAPSDORF, MANAGER GOVERNMENT RELATIONS**  
                              **SUSANJOY BASKORO, CITY RECORDER**

**1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**Mayor Bemis** led the Pledge of Allegiance followed by a moment of silence.

**2. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS**

**Councilor Strathern** read the instructions.

**3. PRESENTATION OF SPONSORSHIP DONATION**

**Justin Cutler** introduced Brad Cary and Sue Bridwell of Pella Vinyl Doors and Windows, whose sponsorship will help Gresham fulfill the vision of the Gradin Sports Park and bring to fruition a piece of the Parks and Recreation Master Plan that was recently adopted by the City Council. It is companies like Pella who help the City achieve a sustainable park system for the City's residents

and visitors. He thanked Mr. Cary and Ms. Bridwell and the Gresham Pella plant and the Pella Role Screen Foundation for this sponsorship.

**Mayor Bemis** accepted the donation and thanked Mr. Cary and Ms. Bridwell for their support and the generosity of the Pella Corporation.

**Mr. Cutler** said this is the first check of a five-year installment and this money will go towards a monument sign at the Sports Park.

**B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS**

**W.R. Bus Gibson** member of the Wilkes East Neighborhood Association said he has been involved in helping to clean up Nadaka Park for several years and said he is in favor of the adoption of the resolution and funding of the Nelson Property purchase.

**Kristen Freiermuth** Chair of the Wilkes East Neighborhood Association asked the Council to support the adoption of the resolution regarding Nadaka Park and the purchase of Nelson Property. (Testimony is attached at exhibit A)

**Lee Dayfield** resident of Gresham asked the Council for their support and approval of the IGA with Metro and East Multnomah Soil and Water Conservation District for the purchase of the Nelson Property next to Nadaka Park. This project is a great gift to the City of Gresham that began with a citizen's dream. She said each person has the power to accomplish any dream they have, it only takes the willingness to work and patience.

**Mayor Bemis** thanked Kristen Freiermuth for her efforts with the Wilkes East Neighborhood Association. He said he holds that neighborhood association up as the association that is doing the right thing in engaging neighbors on many issues, how to be a neighbor and a community. He said the website and the Board is a huge role model for what all neighborhood associations should be.

**Gloria Trunk** representative of St. Aiden's Episcopal Church whose grounds adjoin Nadaka Park and the empty lot known as the Nelson Property. The vestry approved the participation of the church with other interested organizations in the improvement of Nadaka as a nature park and the acquisition of the Nelson Property. The vestry believes Nadaka will be environmentally enhanced with the ongoing clearing and upgrading, making it a valuable natural teaching and learning place. Additional foot traffic could provide more security and awareness of unwanted activity in this part of Rockwood. A nature play area where the empty lot is will make the area far more pleasing visually as well as providing food growing facilities for local residents. As a close neighbor St Aiden's church looks forward to these improvements.

**Mario Alba** principal at H.B. Lee Middle School said he is in support of the Nadaka Nature Park expansion. This is a wonderful opportunity for our children to experience a living classroom to be able to walk the trails and to experience the vegetation that this park will provide and does provide for the children of H.B. Lee and other schools.

**Kathy Minden** with People for Parks said she is here to affirm that dreams do come true and to support the wonderful addition of the Nelson Property to the Nadaka Park.

**C. CONSENT AGENDA**

- 1. ENACTMENT READING: COMMUNITY DEVELOPMENT PLAN AMENDMENTS:  
INSTITUTIONAL CAMPUS SIGNAGE**
- 2. RESOLUTION NO. 2986: CAPITAL IMPROVEMENT PROGRAM**
- 3. RESOLUTION NO. 2985: CITY INVESTMENT POLICIES**
- 4. RESOLUTION NO. 2987: INSTALLATION OF ADVANCED METERING  
INFRASTRUCTURE SYSTEM**
- 5. PULLED BY COUNCILOR WIDMARK**
- 6. APPOINTMENT AND REAPPOINTMENT: PARKS AND RECREATION  
SUBCOMMITTEE**

A motion was made by Councilor Craddick and seconded by Councilor Warr-King **TO APPROVE CONSENT AGENDA ITEMS C-1, C-2, C-3, C-4, AND C-6.** The motion passed as follows:

<b>BEMIS</b>	<b>YES</b>	<b>STRATHERN</b>	<b>YES</b>
<b>WIDMARK</b>	<b>YES</b>	<b>FUHRER</b>	<b>YES</b>
<b>CRADDICK</b>	<b>YES</b>	<b>WARR-KING</b>	<b>YES</b>
<b>NIELSEN-HOOD</b>	<b>YES</b>		

**5. INITIATION: HISTORIC & CULTURAL LANDMARK DESIGNATION**

**Councilor Widmark** recognized the Moen House property that the Historic Resources committee is preparing for Historic and Cultural Designation. He then introduced Rae and Jason Thorp the owners of the Moen House who have donated this property to preserve it for the heritage of this community.

A motion was made by Councilor Widmark and seconded by Councilor Strathern **TO MOVE TO APPROVE CONSENT AGENDA ITEM NUMBER C-5.** Motion passed as follows:

<b>BEMIS</b>	<b>YES</b>	<b>STRATHERN</b>	<b>YES</b>
<b>WIDMARK</b>	<b>YES</b>	<b>FUHRER</b>	<b>YES</b>
<b>CRADDICK</b>	<b>YES</b>	<b>WARR-KING</b>	<b>YES</b>
<b>NIELSEN-HOOD</b>	<b>YES</b>		

**Councilor Widmark** left meeting at 3:20 p.m.

**D. PUBLIC HEARING**

**NONE**

**E. COUNCIL BUSINESS**

**1. RESOLUTION NO. 2988: NADAKA NATURE PARK EXPANSION**

**Mike Abbate**, Urban Design and Planning Director introduced his staff, Jonathan Harker, Principle Planner and Long Range Planning Director, and Ric Catron, Associate Parks Planner.

**Jonathan Harker** presented the staff report. (PowerPoint presentation attached as exhibit B)

**Mr. Harker** referred to page 89 of the packet and referenced the edited Resolution No. 2988 which corrects number 4 increased requirements: \$47,000 changed to \$430,000. (Exhibit C)

**Mr. Harker** referred to the edited Intergovernmental Agreement (IGA) which was approved at the East Multnomah Soil and Water Conservation District board meeting on September 14, 2009. The corrected and approved IGA is enclosed as Exhibit D.

**Councilor Nielsen-Hood** asked for clarification on the gift of \$185,000 received by the Trust for Public Lands (TPL).

**Mr. Harker** said the appraised value of the property is \$615,000. The amount of grants is 430,000; \$210,000 from the Conservation District and \$220,000 from Metro. The difference is \$185,000. The Nelson property is making the donation of \$185,000 to TPL. TPL will purchase the land essentially for \$430,000 and the City will purchase the land from TPL for the same amount of money.

**Councilor Warr-King** asked for clarification of a vegetated management plan and how it fits into the new property and if there would be proper recognition of the generous donation by the Nelson Family.

**Mr. Catron** said a vegetated management plan is inventory of plant materials with recommendations for re-vegetation and recommendations for management. This is a requirement imposed by Metro in the agreement.

**Mr. Abbate** said in regards to the recognition of the donation by the Nelson Family, staff wants to identify how and who to recognize and how to incorporate recognition into the signage or monumentation that is created for the Nelson property. He said there has also been discussion regarding the naming of the park.

**Councilor Craddick** stated the reason behind Metro and the Soil and Water Conservation District's willingness to donate money toward this project is that the City has agreed to abide by their core mission of bringing the land back to its natural environment.

**Mr. Abbate** agreed with Councilor Craddick saying if the City hadn't agreed to bring the land back to its natural environment, the grants would not have been given to the City.

**Councilor Craddick** noted this is the first time Metro and the Soil and Water Conservation District have awarded grants of this size.

**Councilor Fuhrer** asked if there was a timeline prepared in terms of completing the master plan for this site.

**Mr. Abbate** said the intent is to complete a timeline before the end of the year.

**Councilor Fuhrer** asked if the City would be responsible for maintenance on this site.

**Mr. Abbate** said the City will take over the maintenance of this site once it is transferred to the City. There will not be significant maintenance until the site is actually developed. At this time it only requires mowing which staff currently does.

**Councilor Fuhrer** asked if there was a maintenance budget established for this site.

**Mr. Abbate** said there is not.

**Mayor Bemis** thanked the Neighborhood Association, the Trust for Public Land's, Metro all of the City staff and the citizens. This is a great example of community working together. He thanked Councilors Craddick and Widmark for testifying and helping to facilitate the award for the grants.

A motion was made by Councilor Craddick and seconded by Councilor Fuhrer **TO MOVE TO APPROVE RESOLUTION NO. 2988 ACCEPTING AND APPROPRIATING GRANT FUNDS FROM METRO AND EAST MULTNOMAH SOIL AND WATER CONSERVATION DISTRICT TO PURCHASE THE 1.77-ACRE NELSON PROPERTY ABUTTING THE NADAKA PARK, APPROVING THE PURCHASE OF THE NELSON PROPERTY, AND APPROVED GRANT AGREEMENTS.** The motion passed as follows:

<b>BEMIS</b>	<b>YES</b>	<b>STRATHERN</b>	<b>YES</b>
<b>WIDMARK</b>	<b>ABSENT</b>	<b>JOSH FUHRER</b>	<b>YES</b>
<b>CRADDICK</b>	<b>YES</b>	<b>WARR-KING</b>	<b>YES</b>
<b>NIELSEN-HOOD</b>	<b>YES</b>		

Councilor Nielsen-Hood thanked Lee Dayfield and said this is what one citizen can do – a vision started and it just grew and grew and grew until everyone began to help.

Councilor Warr-King echoed Councilor Nielsen-Hood's comments.

## **2. REGIONAL/MULTNOMAH COUNTY ISSUES AGENDA**

**Ron Papsdorf**, Government Relations Manager presented the staff report.

**Councilor Strathern** expressed his disappointment and concern in the lack of representation for the cities of Multnomah County on regional study groups regarding the urban and rural factor analysis. He said there is no talk about an East County transportation plan.

**Councilor Craddick** asked if the City is receiving what it has advocated for in the Regional Issues agenda.

**Mr. Papsdorf** said the Council's previous policy position for Gresham is still sound. The nuance to consider is that instead of designating all the land east of Gresham as rural reserve perhaps some land should be left undesignated as either urban or rural reserve to allow for future opportunity. The City is part of the process. There is still plenty of work to do over the next 3-6 months, many decisions will be made. The City has had a lot of staff interaction from the east county cities to help shape the technical recommendations. The City has been well represented but there is a lot of work ahead. This is a first step at putting a lot of work together into one comprehensive package. Metro and the Counties have the mutual decision making authority but there are many opportunities for the cities to influence those decisions.

**Councilor Craddick** asked if staff has looked at our capacity for jobs and what staff thinks the City's future capacity for jobs should be. She asked if the urban versus rural reserves will help meet the City's goals. She asked if the corner of Springwater is considered to be one of the designations to be urban.

**Mr. Papsdorf** said he believed it would include the few acres of the southeast corner of Springwater.

**Councilor Craddick** asked what the City's needs will be, how many jobs will the City want in the next ten to twenty years, and if there will be adequate lands available to the City for these jobs.

**Mayor Bemis** asked if the capacity of all the consulting work that went through Springwater was 15,000 – 17,000 job capacity for the existing Springwater development.

**Mr. Papsdorf** said the estimate was 15,000 jobs and it has come down to around 12,000 jobs. Columbia South Shore area to the north in total is around 30,000 jobs. Urban Design and Planning has worked to do the aspirations for neighborhoods in the past. Staff has a sense for what the capacity for housing and jobs is for key neighborhoods and can forecast for Happy Valley. Staff would be happy to compile this information into a summary to be distributed to Council.

**Mayor Bemis** asked City Manager Kvarsten and Mr. Papsdorf to gather information, knowledge and ammunition for Councilor Strathern to be prepared to discuss the City's concerns at the Urban Reserves meeting.

#### **F. COUNCIL MEASURES AND PROPOSALS**

None

#### **G. ADJOURNMENT OF MEETING**

None

Hearing no further business, the meeting was adjourned at 4:20 PM.

A handwritten signature in black ink, appearing to read "Shane T. Bemis", written over a horizontal line.

Shane T. Bemis  
Mayor

Respectfully submitted,

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Susanjoy Baskoro  
City Recorder

